

**The following site is being submitted for inclusion into the GIS registry:**

- For DNR County and Region list go to:  
g:\pf\pecfa\site\gis\BRRS County and Region Codes.xls
- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRS ID (no dashes):	0230001053
Comm # (no dashes):	53140452325
County:	Kenosha
Region:	Southeast
Site name:	Roy Watring Property
Street Address:	1825 Birch Rd
City:	Kenosha
Final Closure Date	2001-11-26
Closure Conditions:	met
Off-source property contamination? (If yes, attach locational data and deed information on pg. 2)	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the <b>WTM91</b> projection)	
Easting (X):	698146.000000000
Northing (Y):	241422.000000000
Collection Method:	Direct Location
Scale or Resolution:	1:07,289
(1:24,000 scale or finer)	("1:" and comma is default)
Prepared by:	Cheryl Nelson
Submitted by:	Cheryl Nelson

Source Property Checklist

- ☒ Final Closure Letter
- ☒ Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- ☐ Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- ☒ Parcel ID for all properties w/ GW > NR 140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW > NR 140 ES
- ☐ Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- ☒ Map showing GW flow direction
- ☒ Latest Table of GW results
- ☐ Geologic cross section (if generated as part of the site investigation)
- ☐ Statement signed by RP certifying correctness of legal descriptions
- ☐ Updated Database



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
101 W. Pleasant St., Suite 100A  
Milwaukee, Wisconsin 53212-3963  
Fax #: (414) 220-5374  
TDD #: (608) 264-8777  
<http://www.commerce.state.wi.us>  
<http://www.wisconsin.gov>  
Scott McCallum, Governor  
Phillip Edw. Albert, Acting Secretary

November 26, 2001

Mr. Roy Watring  
4409 7<sup>th</sup> Ave.  
Kenosha, WI 53140

RE: **Final Case Closure**

**COMMERCE # 53140-4523-25** WDNR BRRTS # 02-30-001053  
Roy Watring Property AST, 1825 Birch Rd., Kenosha

Seven AST's present in 1967, removal date unknown

Dear Mr. Watring:

The Wisconsin Department of Commerce (Commerce) PECFA Site Review Section has received all the items required as conditions for closure of the referenced site. Therefore, this site is now listed as "closed" on the Commerce database.

Please be advised, in reference to PECFA reimbursement (if applicable), that no further action was indicated in the conditional closure letter dated October 18, 2001. As per the recently enacted 2001 Budget Bill language, if the site achieved a "no further remedial action" status before August 31, 2001 and the final PECFA claim is submitted more than 120 days after August 31, 2001, interest costs incurred after January 2, 2002 are ineligible.

In addition, it is in your best interest to keep all documentation related to the investigation and remediation of your site. This information may be needed for future property transactions.

If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. If contamination is encountered, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

Thank you for your efforts in the protection of Wisconsin's environment. If you have any questions, please contact me at (414) 220-5375 or in writing at the letterhead address.

Sincerely,

A handwritten signature in black ink, appearing to be 'G. Michael', enclosed in a circle.

Greg Michael  
Hydrogeologist  
Site Review Section

cc: Giles  
Case file

COPY

53140-4523-25

Document Number

NOTICE OF CONTAMINATION TO  
PROPERTY

Legal Description of the Property: In re:

(as it appears on the most recent deed)

DOCUMENT NUMBER

1241490

NOTICE

RECORDED  
At Kenosha County, Kenosha, WI  
Louise I. Principe, Register of Deeds  
on 11/05/2001 at 3:55PM  
10065799

\$19.00

RECEIVED

RECORDED

RECEIVED  
NOV 05 2001  
ERS DIVISION

Recording Area

Name and Return Address

ROY WATRING  
4405-7 AVE  
KENOSHA, WI 53140

81-4-223-183-0501

Parcel Identification Number (PIN)

STATE OF WISCONSIN )

COUNTY OF )

ss

Section 1. Roy & R. W. Watrings & Family Trust is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Benzene, trimethylbenzene, naphthalene, and lead contaminated groundwater above Wisconsin Administrative Code (Wis. Adm. Code), NR 140 enforcement standards and soils above Wis. Adm. Code NR 720 residual contaminant levels remain on this property.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

And,

Residual petroleum contaminated soils remain on this site. The contaminated soils exist in the area of the former bulk storage area, see the attached figures. Natural attenuation is the approved remedial alternative for this site. If contaminated soil is excavated in the future, it may be considered a solid waste and must be managed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be

able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 5 day of NOVEMBER 2001.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of Roy & Patricia Watring Family Trust.

Signature: Roy Watring

Printed Name: Roy Watring

Title: Deputy County Clerk

Subscribed and sworn to before me  
this 5 day of Nov, 2001.

Notary Public, State of Wisconsin  
My commission Sep 11, 2005

This document was drafted by the Wisconsin Department of Commerce.

DEED NO. 72531

THE GRANTOR, CHICAGO AND NORTH WESTERN RAILWAY COMPANY, a Wisconsin corporation, for the consideration of FOUR THOUSAND NINE HUNDRED FIFTY and NO/100 - - - -

----- DOLLARS  
(\$ 4,950.00 ), conveys and quitclaims to SUNRAY OIL COMPANY

-----  
of Tulsa, Oklahoma

GRANTEE, all interest in the following described real estate situated in the City  
of Kenosha, County of Kenosha, and the State of Wisconsin,  
to wit:

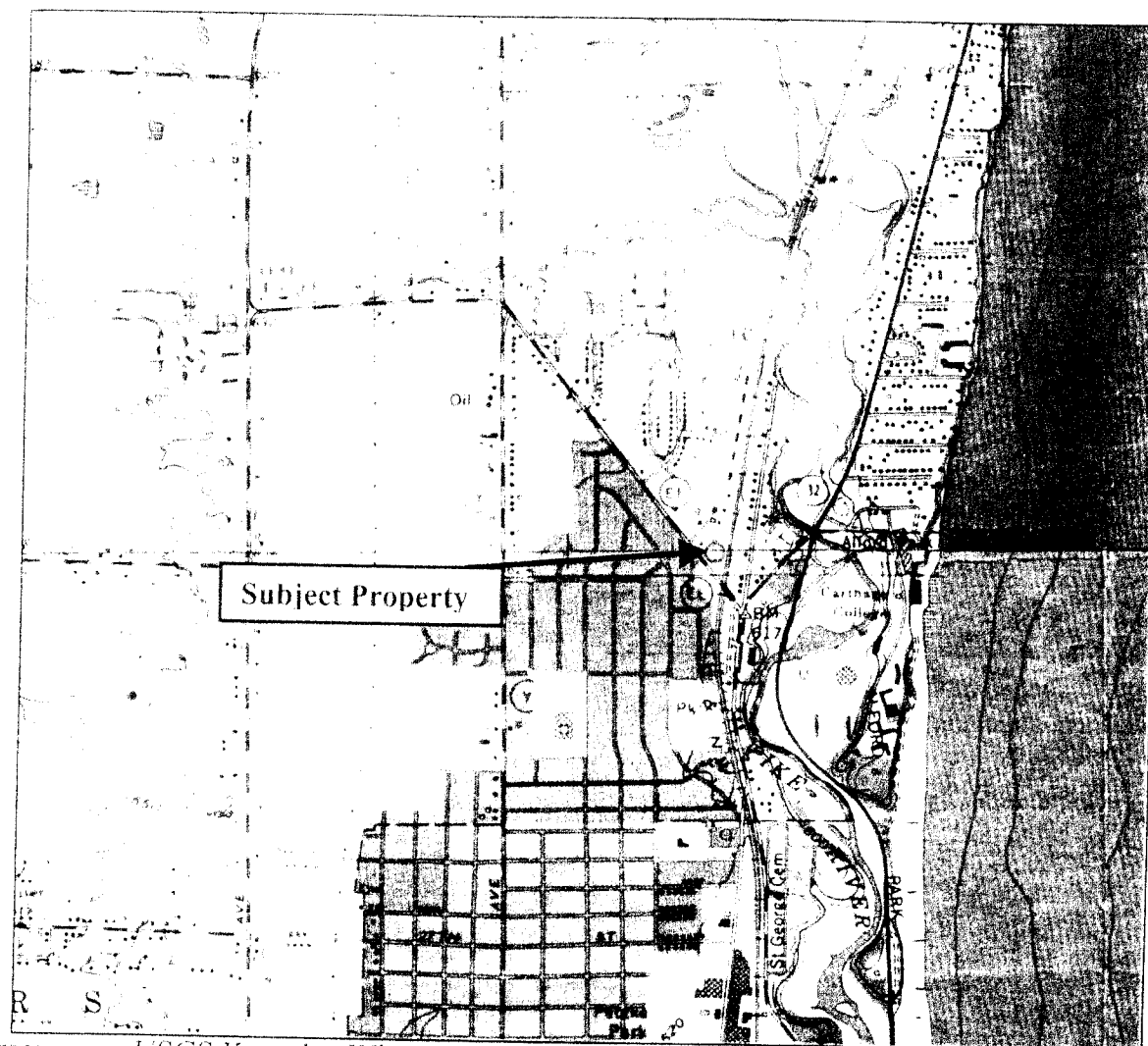
That part of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section Eighteen (18), Township Two (2) North, Range Twenty-three (23) East of the Fourth Principal Meridian, bounded on the West by the most Westerly right of way boundary line of the Chicago and North Western Railway Company as referred to in that certain deed from William G. Kraus & Georgina Kraus to the Chicago and North Western Railway Company on December 30, 1927 and filed for record by the Kenosha County Register of Deeds on February 10, 1928, in Volume 133 of Deeds, on Pages 173-74, bounded on the Southwest by the Northeasterly line of Birch Road and bounded on the East by a line that is Eight and Five-tenths (8.5) feet Westerly of, as measured at right angles from, and parallel with, the center line of the tangent segment (and its Northerly and Southerly extensions) of the Chicago and North Western Railway Company Spur Track I.C.C. No. 387, as now located and established.

Excepting and reserving, however, unto the Grantor, its successors and assigns forever, the ownership of all coal, oil, gas, casinghead gas, and all minerals of every kind and nature in, on or under the surface of the land hereinabove described, together with the full right and license at any and all times to enter upon said land to explore or drill for, and to protect, conserve, mine, drill, take, remove and market any and all such products in any manner which will not interfere with the use by the Grantee of the surface of the property hereby conveyed.

Excepting and reserving, however, unto the Grantor, its lessees, licensees, successors and assigns, the right to maintain, operate, use, reconstruct and replace any and all existing conduits, sewer, water mains, gas lines, electric power lines, communication lines, wires and other utilities on said premises.

Reserving, however, unto the Grantor, its successors and assigns, the spur track now located on said above described property, together with the right to

LVOL 728 JUL 29 1927



Source: USGS Kenosha, Wisconsin (1958; photorevised 1971) and Racine South, Wisconsin (1958, photorevised 1971) 7.5 Minute Series (topographic) Quadrangle Maps

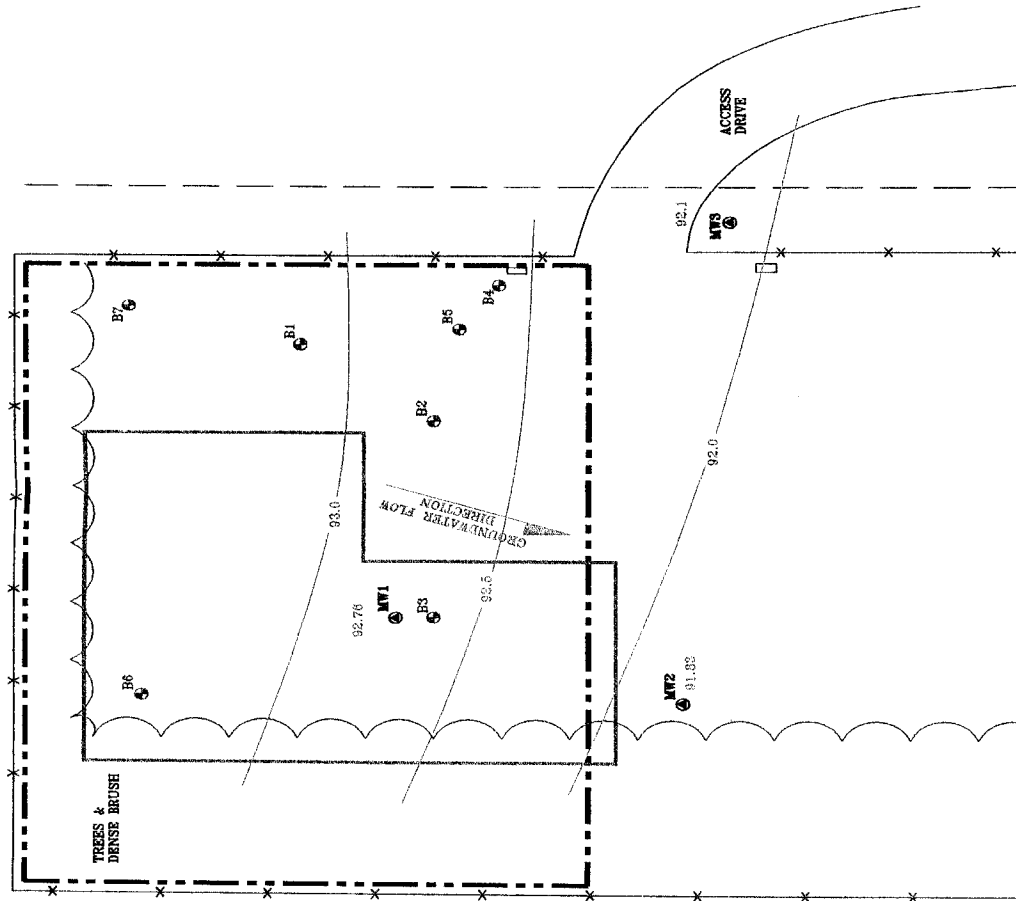
Scale: 1"=2,000'

Contour Interval: 10 Feet



**FIGURE 1**  
**Subject Property Location**  
 1815 Birch Road  
 Kenosha, Wisconsin  
 Project No. 1E-0104014

**GILES**  
 ENGINEERING ASSOCIATES, INC



LEGEND:

- B1 BORING LOCATION & NUMBER
- MW1 MONITORING WELL LOCATION & NUMBER
- TREES & DENSE BRUSH
- CHAIN LINK FENCE
- FORMER BULK STORAGE TANK AREA
- PROPOSED TELECOMMUNICATION TOWER PROPERTY



GILES ENGINEERING ASSOCIATES, INC.  
 14 W. 22ND AVENUE, SUITE 100, WATSON, VT. 55106  
 (414) 544-0118

FIGURE 2  
 PROPOSED TELECOMMUNICATION FACILITY  
 1515 BRUCE ROAD  
 WATSON, VERMONT

DESIGNED	DRAWN	APPROVED	SCALE	DATE
YJS	BE	I	1" = 20'	08-14-01
PROJECT NO.: 15-010014			JOB NO.: 11040447	

04/20/01	08/13/01
DETECTED VOCs	DISSOLVED Pb < LOD
B = 6.22	B = 2.53
E = 82.2	E = 68.9
T = 3.25	TMBs = 40.28
X = 216.7	IPBz = 6.58
	n-PBz = 16.3
	Naphth = 190
	X = 68.7

12/19/00
DETECTED VOCs
B = 3.2
E = 60
TMBs = 412
IPBz = 16
n-PBz = 38
n-BuBz = 5
X = 247

12/19/00
DETECTED VOCs
B = 9.3
E = 511
TMBs = 3960
IPBz = 101
n-PBz = 418
Naphth = 1300
n-BuBz = 119
X = 2109

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Table 2

## RESULTS OF GROUNDWATER CHEMICAL ANALYSIS

Proposed Telecommunications Tower

1815 Birch Road

Kenosha, Wisconsin

Project No. 1E-0104014

Sample Point	Date	Dissolved Lead (ug/L)	Detected Volatile Organic Compounds (VOCs) (ug/L)									
			Benzene	Ethylbenzene	Toluene	TMBs	IPBz	n-PBz	Naphth	sec-Bz	Xylenes	VOCs (sum)
B3	19-Dec-00	NA	9.3	511	<7.2	3960	101	418	1800	119	2039	8957.3
B5	19-Dec-00	NA	3.2	59	<1.5	412	16	38	<3.8	5	247	780.2
MW1	20-Apr-01	NA	6.22	92.2	3.25	218.7	NA	NA	NA	NA	322	642.37
	13-Aug-01	<0.005	2.53	58.9	<5.0	40.28	6.58	15.3	195	<5.0	68.7	387.29
MW2	20-Apr-01	NA	<0.5	<0.5	<0.5	<2.0	NA	NA	NA	NA	<0.5	0
	13-Aug-01	18.6	<0.5	<5.0	<5.0	<10	<5.0	<5.0	<8.0	<5.0	<5.0	0
MW3	20-Apr-01	NA	<0.5	<0.5	<0.5	<2.0	NA	NA	NA	NA	<0.5	0
	13-Aug-01	<0.005	<0.5	<5.0	<5.0	<10	<5.0	<5.0	<8.0	<5.0	<5.0	0
ES	NA	15	5	700	1000	480	NS	NS	40	NS	10000	
PAL	NA	1.5	0.5	140	200	96	NS	NS	8	NS	1000	

note: Groundwater samples from B3 and B5 were collected from Geoprobe temporary wells.

Bz: Butylbenzene

Naphth: Naphthalene

IPBz: Isopropylbenzene

TMB: Trimethylbenzene

NA: Not Applicable / Not Analyzed

NS: No standard established

ug/L: Micrograms per liter, equivalent to parts per billion (ppb)

\*: Indicates value is between the limit of detection and the limit of quantification

Results indicated in red are above the Wisconsin Administrative Code Enforcement Standard (ES)

Results indicated in green are above the Wisconsin Administrative Code Preventive Action Limit (PAL)